

EXHIBIT A – FINDINGS

CEQA Exemption

- A. The project qualifies for Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303 because it involves the construction of a new small structure on an existing lot, within an urbanized area and will not require the removal of native trees or vegetation. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from proposed project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed as-built bathroom addition is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Public Works, Coastal Watersheds, Visual and Scenic Resources.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code. The proposed project is an allowed use in the Residential Single Family land use category and complies with applicable height, setbacks, and other applicable development standards.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the as-built bathroom addition will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the as-built bathroom addition will result in development that is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Rodman Drive, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.